

**MANAGEMENT CERTIFICATE FOR
MAINLAND SQUARE HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Mainland Square Homeowners Association, Inc.
2. **Name of Association:** Mainland Square Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association** Mainland Square Homeowners Association, Inc.,
3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC,
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.
Email: sanantonio@fsresidential.com
Community Website: <https://mainlandsquare.connectresident.com/>
7. **Resales Disclosure Package:** \$375.00
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$295.00 collected
at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Mainland Square Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Mainland Square Homeowners Association, Inc.

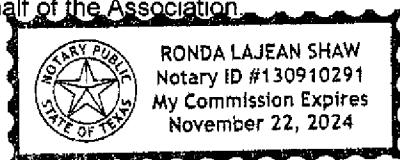
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January, 2023 by Kristie Rose-Zapp, the Managing Agent of the Mainland Square Homeowners Association, Inc. on behalf of the Association.



Ronda Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC,
3424 Paesanos Parkway, Suite 100,
San Antonio, TX 78231

EXHIBIT "A"

Mainland Square Homeowners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Mainland Square Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
08/08/2000	Articled of Incorporation	20000134603
08/08/2000	Bylaws	20000134603
12/08/1997	Unit 1 DCCR	97-0173036
12/02/1998	Unit 2 DCCR	98-0211840
04/05/2001	Unit 3 DCCR	2001-0055879
08/17/1999	Unit 4 DCCR	99-0157276
02/03/1998	1 st Amendment to Unit 1 DCCR	98-0016138
10/31/1997	Unit 1 Plat Map	97-0155006
11/13/1998	Unit 2 Plat Map	98-0201518
03/30/2001	Unit 3 Plat Map	2001-0051684
07/23/1999	Unit 4 Plat Map	99-0139670
06/10/1998	Special Warranty Deed – Unit 1	98-0096176
02/08/2001	Special Warranty Deed – Unit 1	20010031566
02/22/1999	Special Warranty Deed – Unit 2	99-0033753
05/31/2001	Special Warranty Deed – Unit 3	20010090007
03/09/2000	Special Warranty Deed – Unit 4	20000037882
11/30/2011	Violation Policy, Maintenance Policy, Donation Policy, Collection Policy, Holiday Decoration Policy, Committee Resolution, Record Retention Policy, Payment Plan Policy, Membership Voting Policy, Email Registration Policy, Architectural Guidelines, Collection Policy, Records Inspection Policy	20110211814
01/08/2016	Resolution of the Board	20160003542
11/04/2021	Enforcement Policy	20210309845
11/04/2021	Collections and Payment Plans	20210309824
11/05/2021	Security Measures Policy	20210310235
11/08/2021	Architectural Review Policy	20210312513

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/26/2023 2:04 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk